

NOTICE OF COMMUNITY MEETING

Topic: **South 2nd Street Studios**
[Planned Development Permit PD07-094]

When: Tuesday, September 16th, 6:00pm – 7:30pm

Where: Common House Gallery at Art Ark Apartments
1035 South 6th St. (between Bestor Park and Keyes), San Jose

Light Refreshments Served

The purpose of this community meeting is to present information and hear neighbors' feedback about the exterior design of South 2nd Street Studios, a mixed-use building to be developed by First Community Housing at 1140 South 2nd Street (at the southeast corner of South 2nd Street and Keyes) in San Jose. The project architect from the award-winning design firm of Rob Wellington Quigley will be in attendance to hear ideas and answer questions from community members.

South 2nd Street Studios will be a sustainable, transit-oriented, mixed-use development consisting of 134 units of affordable rental housing over approximately 11,000 square feet of ground-floor retail space to be leased to neighborhood-serving shops and restaurants. Recognized as a national leader in green affordable housing development, First Community Housing is incorporating a wide range of green building features into the South 2nd Street project, including measures to conserve energy and water and maintain healthy indoor air quality for building occupants. All residents will receive free annual VTA Eco Passes for unlimited use of the County's light rail and bus system.

The Planned Development Zoning for the site, approved by City Council on August 12, established the basic criteria for the project, such as the building height, number of units and parking spaces. At the upcoming September 16th meeting, community members will have the opportunity to discuss the building's exterior design details and materials as part of the Planned Development Permit process.

If you have any questions or comments prior to the meeting, please contact Ms. Ella Samonsky in the City Department of Planning, Building and Code Enforcement (phone 535-7892) or Ms. Shelley Ratay at First Community Housing (phone 291-8650).

